142.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,068,200 / 1,068,200
					USE VALUE:	1,068,200 / 1,068,200
					ASSESSED:	1,068,200 / 1,068,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEIXOTO GLEIDISON OLIVEIRA
Owner 2:	PEIXOTO PRISCILA LEYDIANE
Owner 3:	
Street 1:	48-50 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEGUERDITCHIAN DIKRAN -
Owner 2:	-
Street 1:	635 MASS AVE UNIT 10
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,844 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2918 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6844.000	563,100	4,800	500,300	1,068,200
Total Card	0.157	563,100	4,800	500,300	1,068,200
Total Parcel	0.157	563,100	4,800	500,300	1,068,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.14 | /Parcel: 366.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91769
GIS Ref	
GIS Ref	
Insp Date	12/15/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,200	4800	6,844.	500,300	1,068,300	1,068,300	Year End Roll	12/18/2019
2019	104	FV	417,700	5100	6,844.	469,000	891,800	891,800	Year End Roll	1/3/2019
2018	104	FV	417,700	5100	6,844.	387,700	810,500	810,500	Year End Roll	12/20/2017
2017	104	FV	391,200	5100	6,844.	356,400	752,700	752,700	Year End Roll	1/3/2017
2016	104	FV	391,200	5100	6,844.	325,200	721,500	721,500	Year End	1/4/2016
2015	104	FV	347,800	5200	6,844.	318,900	671,900	671,900	Year End Roll	12/11/2014
2014	104	FV	347,800	5200	6,844.	296,400	649,400	649,400	Year End Roll	12/16/2013
2013	104	FV	362,200	5200	6,844.	282,000	649,400	649,400		12/13/2012

!11004!

PRINT

Date	Time
12/11/20	01:13:24

LAST REV

Date	Time
07/01/19	11:56:09
jorourke	
11004	

USER DEFINED

Prior Id # 1:	91769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEGUERDITCHIAN	72490-54	1	4/23/2019		1,110,000	No	No		
	11499-431		5/1/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2012	1160	New Wind	16,882	C				
6/15/2005	486	Re-Roof	3,400	C				
11/18/1995	668		6,000					REM/POR-BUILD ENC/
10/12/1995	583	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2019	SQ Returned	JO	Jenny O
12/15/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
1/26/2009	Measured	336	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
5/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6844		Sq. Ft.	Site		0	80.	0.91	9									500,258						500,300	

Total AC/HA:	0.15712	Total SF/SM:	6844	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	500,258	Spl Credit		Total:	500,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05199075
Const Adj.:	0.98990101
Adj $ / SQ:	177.032
Other Features:	112523
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691763
Depreciation:	128668
Depreciated Total:	563095

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

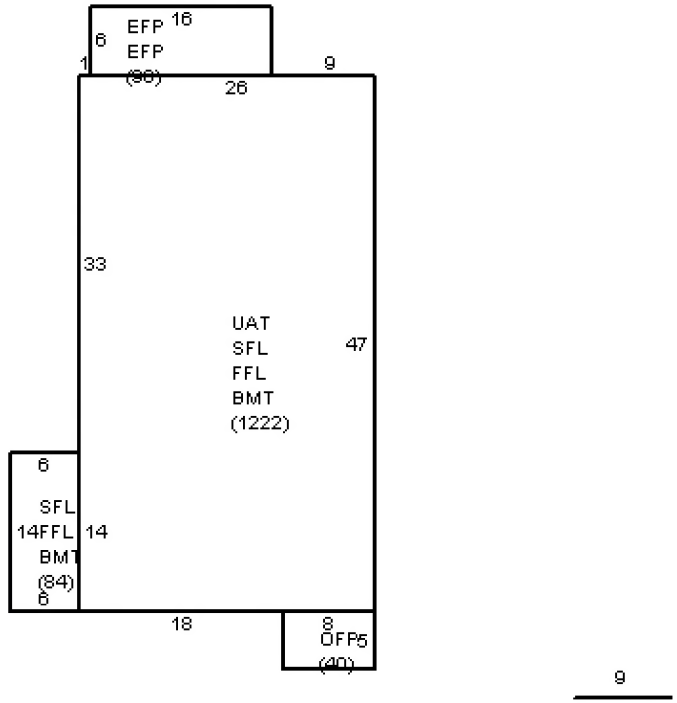
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.03
Special Features:	0	Val/Su Net:	126.37
Final Total:	563100	Val/Su SzAd	215.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,306	53.110	69,361
FFL	First Floor	1,306	177.030	231,204
SFL	Second Floor	1,306	177.030	231,204
UAT	Upper Attic	306	123.920	37,858
EFP	Enclos Porch	192	40.990	7,869
OFP	Open Porch	40	43.560	1,742
	Net Sketched Area:	4,456	Total:	579,238
Size Ad	2612	Gross Are	5372	FinArea 2918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1970	21.94	T	39.2	104			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800